

OFFICE/MEDICAL OFFICE SPACE FOR LEASE

# 200 LINCOLN STREET

*Worcester, Massachusetts*



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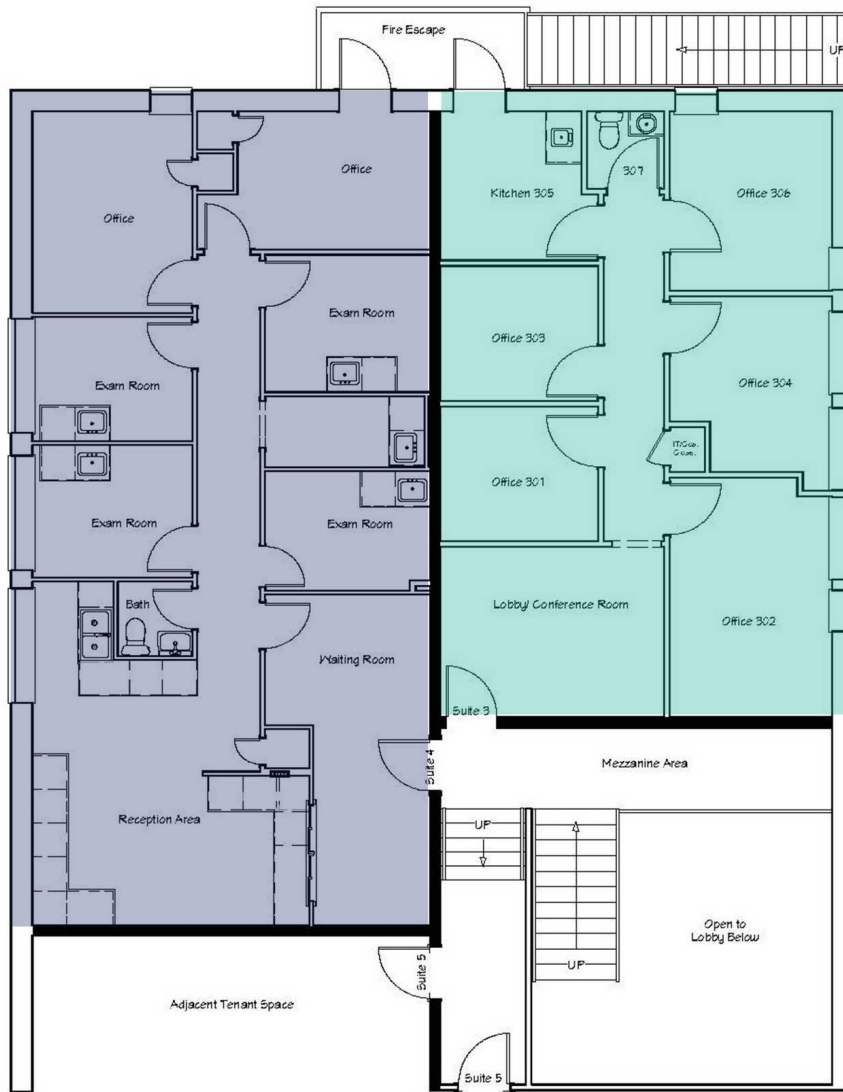
PROPERTY DESCRIPTION

Paul Matt & Brian Johnson are pleased to introduce two office / medical office condominiums available for lease at 200 Lincoln Street in Worcester, MA. Suites 3 & 4 are available for a contiguous ±2,059 square feet or can be leased individually as separate suites. Suite 3 is ±835 square feet currently configured with four (4) private offices, in-suite bathroom, kitchen/break area with sink and reception area that can also serve as a conference room. Suite 4 is ±1,224 SF currently configured as a medical office with two (2) private offices, four (4) exam rooms with sinks, one (1) laboratory/prep area with a sink, reception & waiting room and an in-suite bathroom. The suites are accessible via staircase without lift or elevator access. Ample off-street surface parking for clients, patients and employees. Please give us a call today to schedule a tour.

OFFERING SUMMARY

Space Available:	Suite 3: ±835 SF Suite 4: ±1,224 SF
Contiguous Space:	±2,059 SF
Parking:	On-site, paved surface lot
Buildout:	Suite 3: Professional Office Space Suite 4: Medical/Treatment Space
Lease Rate:	\$18.50 SF/yr (net of Tenant's electricity)

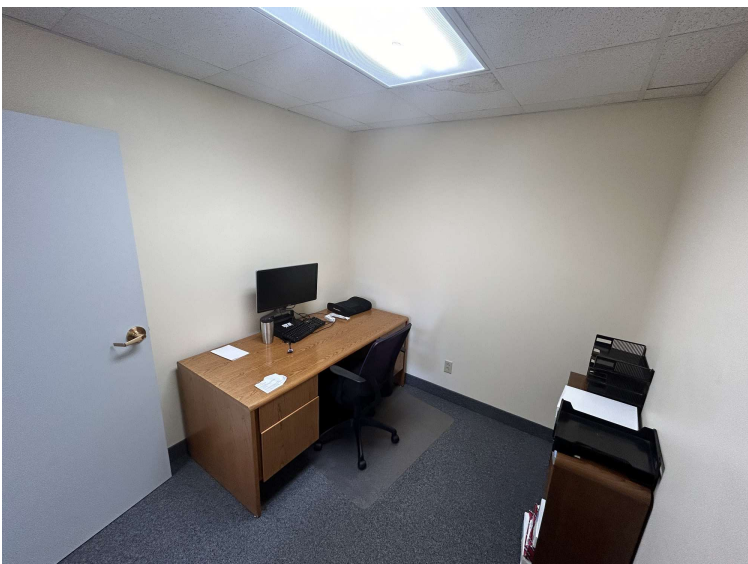
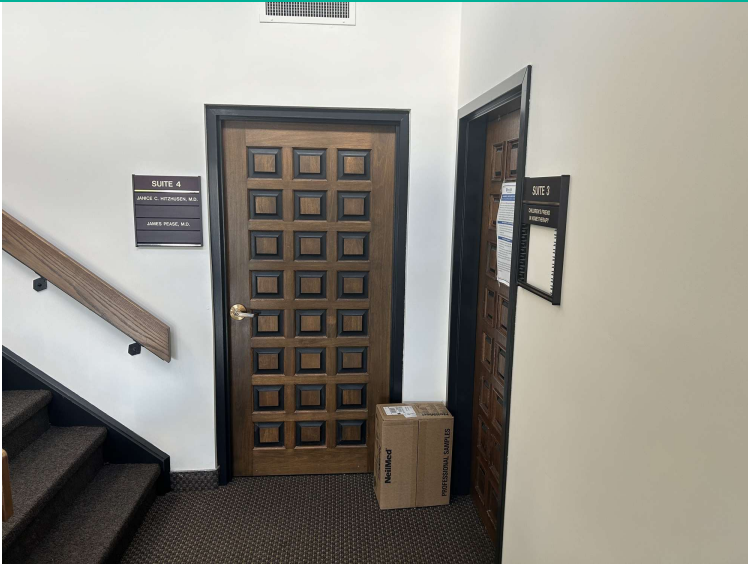
Suite 4  
±1,224 SF



Suite 3  
±835 SF

\*Suites can be combined  
for a contiguous total  
of ±2,059 SF







# FOR LEASE • 200 LINCOLN STREET

Location & Amenity Map

